

NO TRANSFER
TAX PAIDQUITCLAIM DEED WITH COVENANT

027163

MARGARET S. SCHAFER, formerly known as MARGARET S. KELLENBERGER, of Vassalboro, County of Kennebec and State of Maine for consideration paid, grants to CHARLES H. KELLENBERGER of Waterville, County of Kennebec and State of Maine with QUITCLAIM COVENANTS the land in Waterville, Oakland and Vassalboro, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL 1

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin on the westerly side of Cool Street on the northerly side of Barnet Avenue; thence westerly along the northerly boundary of said Barnet Avenue one hundred sixty (160) feet, more or less; thence at right angles northerly from said Barnet Avenue a distance of one hundred thirty-one and one tenths (131.1) feet to the southerly boundary of the Springer property, so-called; thence easterly two hundred twenty (220') feet to an iron pin set on the westerly boundary of said Cool Street; thence southerly along the said westerly boundary of Cool Street to the point of beginning.

Being the same premises described in a deed from Sylvia R. Palmer and Robert W. Palmer Jr. to Charles H. Kellenberger dated October 29, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5248, Page 38.

PARCEL 2

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the southerly line of Preston Street, which point is eighty (80') feet westerly of a stone monument at the intersection of said southerly line of Preston Street with the westerly line of Summer Street; thence running westerly along the southerly line of Preston Street a distance of fifty-five (55') feet to a stone monument; thence running southerly along the easterly line of Omer Proux sixty-one and one hundred forty-five (61.145') feet to a stone monument; thence running easterly along the northerly line of Arthur Reny sixty-four and eighteen hundredths (64.18') feet; thence running northerly to the point of beginning.

Being the same premises described in a deed from Donald Laverdiere to Charles H. Kellenberger et. al. dated July 3, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5395, Page 43.

PARCEL 3

A certain lot or parcel of land with the buildings thereon situated in Oakland, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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Commencing at the southeast corner of land of R. C. Taylor; thence northerly along the easterly line of land of said Taylor to land of said Taylor, formerly of Edward Wing; thence easterly along the southerly line of land of said Taylor, formerly of said Wing and land formerly of A. P. Benjamin to land formerly of C. O. Goodwin; thence southerly along line of land formerly of said Goodwin to Goodwin Street, so-called; thence westerly to the first mentioned bound.

Being the same premises described in a deed from Federal Home Loan Mortgage Corporation to Charles H. Kellenberger dated May 9, 1995 and recorded in the Kennebec County Registry of Deeds in Book 4893, Page 229.

PARCEL 4

A certain lot or parcel of land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Commencing at a point on the westerly right of way line of Kennebec Street which point is situated fifty-four feet southerly of a stone bound in the northwesterly corner of an angle of Kennebec Street; thence south 23 degrees 54 minutes west, sixty (60) feet along the westerly right of way line of Kennebec Street to an iron pipe driven in the ground; thence north 66 degrees 6 minutes west, one hundred four and nine tenths (104.9) feet to a point in the easterly line of land formerly of one Bunker; thence in a generally northerly direction along the said easterly line a distance of sixty (60) feet; thence in a general southeasterly direction in a line parallel to and sixty (60) feet distance from the southerly line of the within described premises to the point of beginning.

The Kennebec Water District has laid mains from which direct connection has been made to each building heretofore supplied by water from pipes passing over the above described parcel of land.

Also another certain lot or parcel of land in Waterville, County of Kennebec, and State of Maine and more fully described as follows, to wit:

Commencing at a stone bound in the northwest corner at an angle of Kennebec Street, so called; thence south 23° 54' West sixty-six (66) feet along the westerly right of way line of said Kennebec Street; thence North 66° 6' West one hundred four and nine tenths (104.9) feet, more or less, to a bound in the easterly line of land formerly owned by one Bunker; thence in a northerly direction along the said Bunker's easterly line to the northeast corner of said Bunker's land; thence South 77° 34' East in a line parallel to and sixty-six (66) feet northerly of the southerly bound herein described a distance of ninety-seven and one tenths (97.1) feet to the point of beginning.

Meaning and intending hereby to convey a strip of land sixty-six (66) feet in width situated on the northerly side of premises acquired by Louis P. Breton by deed of Daniel K. LaFleur dated April 30, 1943 and recorded in the Kennebec Registry of Deeds in Book 800, Page 70.

Also another certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at a point in a line between land of Katherine L. Cyr and land of WTVL, Incorporated, a broadcasting station;

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said point being one hundred and three (103) feet from an iron pin set in the ground on the easterly side of Silver Street and at the northerly corner of land of Katherine L. Cyr; thence continuing easterly along the southerly line of said WTVL, Incorporated, fifty-nine (59) feet to a fence; thence running southerly along said fence and along land of Doyon and Gillis, sixty-two (62) feet to an iron pin set in the ground on the westerly side of Kennebec Street; thence running westerly along land of Louis P. Breton one hundred and twenty (120) feet to a point which is ninety-nine (99) feet from the easterly side of Silver Street; thence running northerly eighty-two (82) feet in a line, which is four (4) feet in back of the garage now or formerly of Katherine L. Cyr, to the point begun at.

Being the same premises described in a deed from Myra A. Sinclair to Charles Kellenberger and Margaret Kellenberger dated February 4, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4625, Page 268.

PARCEL 5

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Vassalboro, in the County of Kennebec and State of Maine, lying westerly of and fronting on U.S. Highway 201 (sometimes in record chain of title called "the Augusta-Waterville highway"), and bounded and described as follows:

Beginning at a point in the westerly side line of Highway at the southeasterly corner of land now or formerly of Eva Pratt Owen; thence north sixty-five degrees west (N 65° W) by the southerly side line of said land now or formerly of Owen to the southwesterly corner thereof and continuing in the same course to a point, marked by an iron pipe driven into the ground, three hundred ninety (390) feet, more or less; thence south twenty-five degrees west (S 25° W) at a course making a right angle with the course last described two hundred thirty-eight (238) feet, more or less, and to land now or formerly of Estate of Asa Low; thence easterly by said land now or formerly of said Estate three hundred ninety-five (395) feet, more or less, and to the westerly side line of said Highway; thence northerly along the westerly side line of said Highway three hundred three (303) feet, more or less, to the point of beginning.

The above-described premises contain two and four-tenths (2.4) acres, more or less.

EXCEPTING from the above-described premises such portion thereof as may have been taken by the State of Maine for highway purposes by condemnation dated March 19, 1951, recorded in Kennebec County Registry of Deeds, Book 909, Page 240.

The above described premises are conveyed SUBJECT TO: (1) Whatever rights any person may presently have to pass across the premises by virtue of reservation contained in deed from Mary Etta Colomy to Oak Grove School, dated July 1, 1955, recorded in said Registry, Book 1023, Page 252; (2) To restrictions recited in agreement between Oak Grove Seminary and Abbie S. Leach, et al., dated May 28, 1926, recorded in said Registry, Book 659, Page 253; (3) To restrictions recited in aforesaid deed from Colomy to Oak Grove School; and (4) To whatever drainage rights the State of Maine may presently have with respect to said premises by virtue of instrument, dated September 21, 1939, recorded in said Registry, Book 909, Page 567.

Being the same premises described in a deed from Fleet Bank of Maine to Charles H. Kellenberger and Margaret Kellenberger

dated July 16, 1991 and recorded in the Kennebec County
Registry of Deeds in Book 3944, Page 119.

WITNESS my hand and seal this 20th day of October, 1997.

D. R. Butler
witness

Margaret S. Schaffer
MARGARET S. SCHAFFER

THE STATE OF MAINE
Kennebec, ss.

October 20, 1997

Then personally appeared the above named MARGARET S. SCHAFFER and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

D. R. Butler
~~Notary Public~~
David R. Butler
Attorney-at-law

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RECEIVED KENNEBEC SS.

97 OCT 21 AM 9:00

ATTEST: Norma R. [Signature]
REGISTER OF DEEDS

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